

OEOC BULLETIN



JOHN WAIHEE
GOVERNOR

MARVIN T. MIURA, Ph.D.
DIRECTOR

Volume 5

September 8, 1988

Number 17

REGISTER OF CHAPTER 343, HRS DOCUMENTS

All Chapter 343, HRS documents submitted for publication in the OEOC Bulletin must be addressed to the Office of Environmental Quality Control, 465 South King Street, Room 104, Honolulu, Hawaii 96813. Documents addressed otherwise will not be considered for publication.

NEGATIVE DECLARATIONS

The following are Negative Declarations or determinations made by proposing or approving agencies that certain proposed actions will not have significant effects on the environment and therefore do not require EISs (EIS Rules 11-200-11). Publication in the Bulletin of a Negative Declaration initiates a 60-day period during which litigation measures may be instituted. Copies are available at 25 cents per page upon request to the Office. Parties wishing to comment may submit written comments to the agency responsible for the determination (indicated in project title). The Office would appreciate a copy of your comments.

OAHU

KAIMILOA ELEMENTARY SCHOOL 12-CLASSROOM BUILDING, EWA, Department of Accounting and General Services for the Department of Education

Proposed is the construction of a permanent 12-classroom building to replace temporary classroom, administration, and library buildings. The project will provide the school with a facility to implement its program in accordance with the Educational Specifications. The estimated cost of construction is \$2,166,000. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. (TMK: 9-1-1:par. 22)

PALAPU STREAM RESTORATION PROJECT, MAUNAWILI, KOOLAUPOKO, City and County of Honolulu Dept. of Public Works

The proposed action will consist of the following five actions: (1) Restoration of approximately 1,071 ft. of Palapu Stream with boulders up to 60 inches in diameter. It will be necessary to fill, excavate, widen, or narrow the damaged stream bed to produce a uniform channel section. Necessary easements will be

sewage treatment on the private parcels. It will allow the sewage to flow to the Ahuimanu Wastewater Pump Station, then to the Kaneohe-Kailua Effluent Disposal System and the Mokapu ocean outfall.

The project is estimated to cost \$28,000 and will be funded entirely by the City and County of Honolulu. Construction of this project will not, in itself, increase sewer user charges, nor require direct assessments to the residents being served by their improvements.

Construction of the project is tentatively scheduled to start in early 1989 and should be completed within one month.

STATE OFFICE TOWER, HONOLULU, Dept. of Accounting and General Services

The State Office Tower project involves the development of a 15,174 square foot parcel of land currently owned by the Hemmeter Investment Company and occupied by the Galen Building into a new office building. The State of Hawaii will acquire the land and new office building from the Hemmeter Investment Company after the property is developed. The project will include: demolition of the existing structure; removal of asphalt and base materials; construction of the utilities and foundation; construction of the core and shell; construction of the exterior and interior finishes; tenant improvements; and site work (paving, landscaping, lighting, etc.).

The site is located in Downtown Honolulu at 235 South Beretania Street. It is situated in the Judiciary Precinct of the Hawaii Capital District and is located makai of Saint Andrew's Cathedral. The parcel is not located within any portion of the Shoreline Management Area or the 40 ft. Shoreline Setback area. It is situated within the State Land Use Urban District.

The State Office Tower is proposed to accommodate State workers in the offices of the Governor, Lieutenant Governor, Legislature and other agencies located in the State Capitol, from which asbestos

will be removed from August 1990 to November 1992. The additional space will then be needed to accommodate State workers in the Kamamalu Building and the Department of Health Building (Kinau Hale) at Punchbowl and Beretania Streets, from which asbestos will be removed from June 1993 to October 1994. The additional space will subsequently be needed to accommodate office workers in other State agencies that are currently leasing space in privately owned buildings, beginning in July 1995. The new State Office Tower will replace the existing, three-story Galen Building, currently occupied by Hawaiian Telephone Company, whose lease expires at the end of 1989.

The proposed building will provide approximately 174,000 square feet of gross floor area for office uses, of which about 151,600 sf would be rentable floor area. Parking will be provided below grade for about 32 vehicles. Typical floors will occupy about 11,000 sf of gross floor area. The penthouse and ground floors of the building will occupy less floor area than the typical floor.

The 16-story office tower will be setback 20 ft. or more from Beretania Street in accord with Hawaii Capital District regulations. Landscaping improvements and open space will be provided along Beretania Street.

Total development costs for the project, including land acquisition and tenant improvements, will be approximately \$26 million.

HAWAII

KULANI CORRECTIONAL FACILITY ELECTRICAL IMPROVEMENTS, PHASE 2, MAUKA OF HILO, Department of Accounting and General Services for the Department of Corrections

Phase 2 will provide lighting for both the perimeter and the compound. It will enhance safety and security at the facility during the evening and during foggy periods. The estimated cost of

construction is \$130,000. Since the project will be constructed within the existing site, no land will be removed from the tax base.

DIRECT SALE OF COMMUNICATIONS CIRCUIT FACILITY EASEMENTS OVER AND ACROSS STATE LAND AT KAALAALA-MAKAKUPU GOVERNMENT TRACT, AHULILI, KAPAPALA, KA'U, Hawaiian Telephone Company/Dept. of Land and Natural Resources Division of Land Management

The proposed action is the direct sale of perpetual, non-exclusive utility easements and rights of entry for the upgrading of existing joint communications and utility transmission facilities consisting of approximately 58,305 square feet of land area. The property in question is an encumbered parcel of State land situated in Kapapala, Ka'u, approximately 5.2 miles north of Pahala Village and 1 mile mauka of State Highway 11 in the Kaalaala-Makakupu Government Tract, identified by Tax Map Keys 9-6-11:02 and 9-8-01:03.

The subject easement will traverse a portion of State land encumbered by Revocable Permit No. S-5491 to Ka'u Sugar Company, Inc., Richard Smart and Gordon Cran as co-tenants. Presently, three individual lines and poles are already existing within the easement area. These improvements were installed over 20 years ago to service the Kapapala Ranch operation. The applicant intends to replace these facilities with a single 25K cable, utilizing the same poles and anchor facilities.

SUBDIVISION OF ABANDONED RAILROAD RIGHT-OF-WAY AND DIRECT SALE TO ABUTTING LANDOWNER, KAAUHUHU HOMESTEADS, NORTH KOHALA, Department of Land and Natural Resources

A two-lot subdivision of the abandoned railroad right-of-way is proposed to facilitate disposition in fee simple to the owners of an abutting property. Other property-owners declined to purchase portions of the remnant abutting

their properties. As a condition of sale, the subdivided lot must be consolidated with the property abutting it and utilized in accordance with applicable zoning requirements of the County of Hawaii.

The project site is a segment of an old railroad right-of-way running across the Kaaunahu Homesteads in North Kohala, Hawaii, situated approximately 1-1/4 miles makai of the main Government highway and is accessible by way of Hoesa Road. The intersection of Hoesa Road and the main highway is about 0.90 miles west of Kohala High and Elementary School. The site is currently zoned by the County of Hawaii for agriculture uses with minimum lot sizes of twenty acres.

DIRECT SALE AND CONSOLIDATION OF ABANDONED RAILROAD RIGHT-OF-WAY SITUATED AT WAIAKEA HOMESTEAD LOTS, SOUTH HILO, Department of Land and Natural Resources

A direct sale of an abandoned right-of-way to Robert S. Oshiro, Carol Oshiro, and Rickey I. Oshiro, the owners of an abutting property, is proposed. There are no other abutting property-owners to this portion of the Railroad Right-of-Way. As a condition of sale, the subdivided lot must be consolidated with the property abutting it and utilized in accordance with applicable zoning requirements of the County of Hawaii. The site in question is a segment of an old railroad right-of-way running through Tax Map Key: 2-2-40:04, Waiakea Homesteads Houselots, South Hilo, Hawaii. The site is currently zoned by the County of Hawaii for Residential use with minimum lot sizes of 10,000 square feet.

EIS PREPARATION NOTICES

The following proposed actions have been determined to require an environmental impact statement. Anyone can be consulted in the preparation of the EIS by writing to the listed contacts. 30 days are allowed for requests to be a consulted party.

KAWAINUI MARSH FLOOD CONTROL MITIGATION PROJECT, KAILUA, KOOLAUPOKO, OAHU, U.S. Army Engineer District, Honolulu and the City and County of Honolulu Department of Public Works/Governor, State of Hawaii and City and County of Honolulu Dept. of Land Utilization

The U.S. Army Engineer district, Honolulu (HED), is evaluating several alternatives to improve the flood control features of the Kawainui Marsh Flood Control Project on the basis of analyses and comparisons between several feasible alternatives. As a result, HED recommends the excavation of an approximately 8,000 ft. long, 200-foot wide emergency channel through the center of Kawainui Marsh with an invert elevation of -5 feet from the Oneawa canal to the Maunawili side of the Marsh in Kailua, Oahu (City and County of Honolulu), Hawaii. In addition, a water control structure would be located at the downstream end of the channel to maintain adequate water level within the marsh during dry periods.

The recommendation to construct this channel was based upon evaluations conducted by funds appropriated under Section 205, Small Flood Control Projects of the Continuing Authorities Program. The recommendation includes proceeding as expeditiously as possible to eliminate hazardous flood conditions. Portions of Coconut Grove were severely damaged by a flood on the morning of 1 January 1988. The new existing levee towards the open passage to Oneawa Canal, which is part of waters to the canal reduces the time needed for flood waters to move through the Marsh and reduces the potential of levee overtopping.

Two alternative locations for the approximately 250,000 cubic yards of dredged material are being considered. Disposal area "A" would be located adjacent to the existing "model airplane landing field" on the northwest portion of the Marsh. This site could also act as the staging area for equipment to enter and exit the Marsh. Placement of the dredge material on "fast" land adjacent to the field would not constitute wetland all.

Disposal area "B" would consist of a series of disposal sites or islands located along the channel alignment. The created "islands" would be designed to serve as a bird nesting habitat within the Marsh. This would increase the edge effect deemed beneficial to enhanced wildlife habitat while offering a lower cost disposal option. However, to be effective as waterbird habitat, the islands should generally be very low in elevation with flat slopes and irregular margins.

Contacts: Dr. James Maragos
Chief, Environment Resources
Section
U.S. Army Corps of Engineers
Ft. Shafter, HI 96858-5440

Mr. Warren Yamamoto
Division of Engineering
Department of Public Works
650 South King Street, 15th
Floor
Honolulu, HI 96813

Deadline: October 10, 1988.

WEST MAUI MARINA, LAUNIUPOKO, MAUI, West Maui Harbor, Ltd./County of Maui Planning Department

The proposed project consists of the construction and operation of a small boat harbor at Launiupoko, Maui, approximately one mile south of Lahaina. The harbor would consist of an approximately 26-acre basin oriented in the north-south direction along the shore, protected by a breakwater on the seaward side and revetted moles on the north and south ends. A portion of the harbor basin will be constructed by excavating into the shoreline, and the project will require the realignment of Honoapiilani Highway.

The harbor will provide safe berthing facilities for approximately 70 commercial vessels and 460 recreational craft. The project also includes the development of shoreside support facilities, including administration buildings, a fueling station, a wastewater pump-out station, commercial

and marine supply retail stores, a public trailer boat launch ramp, a haul-out facility for boat repair, parking and landscaping.

Contact: Chester Koga
R. M. Towill Corporation
420 Waiakamilo Rd., Suite 411
Honolulu, HI 96817

Deadline: October 10, 1988.

WAIKANE GOLF COURSE, KOOLAUPOKO DISTRICT, OAHU, Waikane Development Company/City and County of Honolulu Dept. of Land Utilization

The applicant is proposing the development of a 27-hole golf course on a 505 acre property owned by Pan-Pacific Development, Inc., in Waikane Valley, Koolau-poko District. The development of a 27-hole golf course on the property will include a clubhouse (including an outdoor pool), driving range, maintenance building, and related infrastructure. The existing church on the property which is on a long-term lease will be maintained. Approximately 39 acres of the property are located within the Special Management Area. The area within the SMA is identified by the following Tax Map Keys: 4-8-04: por. of 4 and 4-8-06: por. of 8.

Most of the property is located within the State Land Use Agricultural District. Construction of the entire project is estimated to cost approximately \$24 million. Of this total, approximately \$16 million would be expended to construction of the 27-hole golf course, and \$8 million for the clubhouse. No public funds or lands will be required for the action, if granted. Upon governmental approval, construction of the project will begin with the proposed entry road and the grading of the golf course. It is estimated that completion of the golf course (including growing time) and related infrastructure will occur 21 months after construction is initiated.

Contact: Ralph Portmore
Group 70
924 Bethel Street
Honolulu, HI 96813

Deadline: October 10, 1988.

DRAFT ENVIRONMENTAL IMPACT STATEMENTS

EISs listed in this section are available for review at the following public depositories: Office of Environmental Quality Control; Legislative Reference Bureau; Municipal Reference and Records Center (Oahu EISs); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Wailuku and Lihue Regional Libraries. Statements are also available at State Branch Libraries that are in proximity to the site of a proposed action (indicated by project description).

Comments on the following EISs should be sent to: 1) the accepting authority; and 2) the proposing agency. Please note the deadline date for submitting written comments on the EIS.

KUKUIULA PLANNED COMMUNITY KUKUIULA, KAUAI, HAWAII, Alexander & Baldwin Properties, Inc. Honolulu, HI/County of Kauai Planning Department

The proposed Kukuiula project will be developed to include single-family and multi-family residential uses, resort facilities, a small marina, commercial areas, an 18-hole golf course with related facilities, parks, and a sewage treatment plant. Open space and buffer areas will be incorporated into the overall design. Single-family residential lots will utilize approximately 430 acres of the site. Lots will range in size from 5,500 to 8,000 sq. ft. Multi-family units are planned for about 110 acres. Most of these units will be situated closer to the coast line where existing multi-family units have already been developed. Other units will be situated near or within the golf course. Approximately 4,000 units are planned for an overall residential density of about 4

units per acre.

Two commercial areas have been designated. A neighborhood commercial area is situated at the intersection of Poipu Road and Lawai Road. The other commercial area is designed to support the proposed marina and resort development at Kukuiula Bay. Shops will include marina-related stores, restaurants, and gift shops. The proposed marina will be an expansion of the existing State Kukuiula Small Boat Harbor. The marina facilities will utilize approximately ten acres of land owned by Alexander & Baldwin and will include 100-150 boat slips, parking for automobiles and trailers, and a restaurant. The resort complex will utilize approximately 20 acres. Facilities will include 400 rooms for visitors, shops and restaurants, parking and recreational facilities. Open drainage channels and ponds will be incorporated into the overall design. An 18-hole golf course and a clubhouse is planned through the central area of the site. The golf course will also serve as a major drainage swale to capture most of the storm water runoff from lands to the north, and will be used to buffer a major cane haul road that runs in an east/west direction through the site.

A major collector road is planned through the southern portion of the site. It originates at the intersection of Poipu Road and Lawai Road and ends at the Spouting Horn Park. The second site is located south of the Manuhonuhonu Reservoir. This four-acre site will be developed into a neighborhood recreational park. A & B will donate land adjacent to the Koloa Elementary School for expansion of the existing school facilities.

A lagoon-type sewage treatment plant is planned for the project. Approximately 18 acres of land has been set aside for this plant in the event a regional sewage treatment plant is needed for the Koloa/Poipu area.

Contact: Bruce Tsuchida
R. M. Towill Corporation
420 Waiakamilo Road, Suite 411
Honolulu, HI 96817

This EIS is also available at Hanapepe, Kapaa, Koloa Community-School, and Waimea libraries.

Deadline: October 24, 1988.

HAWAII COMMODITIES IRRADIATION FACILITY,
HILO, HAWAII, Dept. of Business and
Economic Development/OEQC

The Preparation Notice was published March 23, 1988 and first Draft EIS notice was published August 23, 1988.

Contacts: Roy Sakamoto or Pat Matsueda
Office of Environmental Quality
Control
465 S. King Street, Rm 104
Honolulu, HI 96813

Mr. James W. Frolich
Senior Project Manager
WESTEC Services, Inc.
1221 State Street, Suite 200
Santa Barbara, CA 93101

This EIS is also available for review at the Hilo Public Library, Pahoa P & S Library, Kailua-Kona Library, Keaau Library, and Mountain View Community-School Library.

Deadline: October 7, 1988.

FINAL ENVIRONMENTAL IMPACT STATEMENTS

The following EISs have been submitted for acceptance and contain comments and responses made during the review and response period.

KAPOLEI TOWN CENTER, EWA, OAHU, The
Estates of James Campbell/City and County
of Honolulu Dept. of General Planning

The applicant is requesting the Dept. of General Planning to approve proposed

Previously published April 8, 1988.

changes to the Ewa Development Plan Land Use Map. The project area is located within the Ewa District of Oahu, 22 miles west of Honolulu.

The project area consists of six separate parcels and encompasses an area of approximately 879 acres. The largest parcel comprises an area of approximately 569 acres and is generally referred to as the Kapolei Town Center. This parcel is bounded by Kalaeloa Blvd. to the west, NASBP to the south, Barber's Point Access Rd. and Puu Kapolei to the east and the Farrington Highway/H-1 Freeway corridor to the north. The second largest parcel located north of the HF-1 Freeway is approximately 210 acres in size and includes the cinder cone known as Puu Palailai. A third parcel within the project area is approximately 35 acres in size and is located west of and adjacent to Kalaeloa Blvd. The western boundary of this parcel is coterminous with the eastern boundary of the Ko Olina option area. The fourth parcel is 13 acres in size and is located adjacent to and east of the Palailai Interchange, between Farrington Highway and the H-1 Freeway. The fifth parcel is 25 acres in size and is located in the northeastern quadrant of the Makakilo Drive/H-1 Freeway interchange. The sixth parcel of 26 acres is located in the southeastern quadrant of the same interchange with the southern boundary lying along Farrington Highway and the eastern boundary coterminous with the proposed Kapolei Knolls residential community being proposed by the Lusk Company. Pending forthcoming land use approvals, the applicant hopes to begin construction of its own office building on a site located at the entrance to the Town Center between Farrington Highway and the proposed Kapolei Blvd. The present development program includes two 50,000 sq. ft. "U" shaped buildings of 3-4 stories each, organized around a central garden. Access to the site will be via the proposed Kapolei Blvd. Automobile parking will be provided underneath the two buildings and in adjacent surface lots. The applicant will be a major tenant in one of the buildings, other prospective tenants are now being sought. Estimates of major

infrastructure investments have been made for the entire Kapolei Town Center area. A separate cost breakdown for the first increment has not been prepared.

Previously published June 8, 1988.

This EIS is also available for review at the Ewa Beach Community Library, Waianae Library, and Waipahu Library.

Status: Currently being processed by the City and County of Honolulu Dept. of General Planning.

KULA WATER SYSTEM IMPROVEMENTS, MAKAWAO, MAUI, Dept. of Land and Natural Resources, Div. of Water and Land Development

Previously published June 8, 1988.

This EIS is also available for review at the Kahului Library, Lahaina Library, and Makawao Library.

Status: Accepted by Governor John Waihee on August 22, 1988.

SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT WAIMANALO AGRICULTURAL PARK, PHASE II, WAIMANALO, OAHU, Dept. of Land and Natural Resources, Division of Water and Land Development

Previously published August 23, 1987.

This EIS is also available at Waimanalo Community School Library.

Status: Currently being processed by the Office of Environmental Quality Control.

PROPOSED TRANSPORTATION CENTER AND CITY HALL ANNEX OFFICE COMPLEX, HONOLULU, City & County of Honolulu Building Dept./City & County of Honolulu Dept. of Land Utilization

Previously published August 23, 1988.

Status: Currently being processed by the

City & County of Honolulu Dept. of Land Utilization.

NOTICES

FINDING OF NO SIGNIFICANT IMPACT

KEOLANI PLACE IMPROVEMENTS AT KAHULUI AIRPORT, MAUI, U.S. Department of Transportation, Federal Aviation Administration

The Federal Aviation Administration has announced that a Finding of No Significant Impact was made for a project proposing construction of the main access road to Kahului Airport including minor realignment of 2,900 ft. of roadway, adding two lanes, pavement marking, replacement of existing bridge with a four-lane structure including curb and gutter, drainage, all electrical service, irrigation, and landscaping. The purpose of this project is to ease the traffic to the airport terminal and its facilities.

The Department of Transportation, State of Hawaii, has submitted a preapplication for federal assistance on the proposed project, which is estimated to cost \$4 million in federal funds.

SIXTY FAMILY HOUSING UNITS AT CATLIN PARK, PEARL HARBOR NAVAL RESERVATION, U.S. Army Support Command, Hawaii (USASCH)

This project will provide on-post family housing quarters for Enlisted Personnel (E-1 to E-6) in order to reduce commute time between home and duty station and to raise morale of personnel involuntarily separated from their families due to high cost of housing.

The project site is a 11.8-acre lot within Pearl Harbor Naval Reservation known as Salt Lake Storage Area. It is near the eastern edge of Naval Station Pearl Harbor at the mauka, eastern corner of Camp Catlin Road and Nimitz Highway. The FY 1988 "turn-key" design and construction project requires provision of sixty housing units comprising 42

two-bedroom units and 18 three-bedroom units. Innovative design is encouraged, including both one- and two-story units, but manufactured or factory-built townhouses are likely. Supporting facilities include all utilities and communications, roadways and walkways, carports with storage area, street lighting, landscaping, a perimeter fence, and three tot lots. There are no provisions for the handicapped. Water and sewage disposal are provided by Navy utility systems which are adequate.



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KAUAI

GOLF COURSE AT HYATT REGENCY, POIPU,
Ainako Resort Associates-Grove Farm
Properties, Inc./County of Kauai Planning
Commission

The applicant proposes to develop an 18-hole championship-calibre golf course and operate it in association with the planned 605-room Hyatt Regency Kauai at Keonelo Bay. The proposed development will be maintained as a resort-oriented facility but will be opened to the public. It will be developed also to accommodate an increasing demand for golf play in Poipu and to make South Kauai more competitive with other visitor destination areas on the island.

The golf course will consist of 18 holes, a driving range, putting green, and clubhouse. The clubhouse will be located near the planned Hyatt Regency Kauai and will include parking and access from Poipu Road extension. The clubhouse will include a golf pro shop, restaurant, golf club storage room and golf cart maintenance area. Also proposed are a golf course maintenance building and temporary field nursery that will be located within the golf fairways away from the golf clubhouse.

The golf course layout will be configured to consist of three holes mauka of the Hyatt Regency and the remainder in an area east of the clubhouse generally following the coastline. The makai holes are intended to take advantage of the area's scenic amenities, as well as preserve the shoreline's open space environment.

The proposed golf course is scheduled to begin construction in mid-1988 and be completed in July 1990, in order to coincide with the opening of the planned hotel at Keonelo Bay. Total construction cost, including the golf course, clubhouse, and infrastructure, is estimated to be \$9 million. (TMK: 2-9-01; por. 1)

SETTING ASIDE OF LANDS AT HANAIEI,
Department of Transportation, Harbors
Division

The Harbors Division proposes to obtain official jurisdiction of the proposed area to facilitate proper management of the area and to maintain clear and safe navigation through the mouth of the Hanalei River. The management of pre-existing activities was transferred July 1, 1987, from the Department of Land and Natural Resources to the Department of Transportation.

The proposed action will enable the implementation of Hawaii Administrative Rules pursuant to Title 19, relating to Shore Waters and Shores. Such rules shall take into consideration limiting the total number of tour boat operations and controlling the total number of passengers and number of trips in the Hanalei area. The rules shall further incorporate specific enforcement procedures and penalties.

SHORELINE FISHING TOURS ON STATE
PROPERTY, Kent Yamauchi and Corwin J.
Acoba/Dept. of Land and Natural Resources

The applicant proposes to provide instruction, fishing equipment and bait, food and beverage, and possibly

transportation for a party of up to six per guide at various coastline locations on Kauai. Public parking is available at all proposed locations. Six guides are proposed for this enterprise. The only structures that Local Living/Shorecasting Kauai anticipates use of are pavilions and restroom facilities already provided by the State and County Parks services. Intended locations for facility use are: Haena State Park, Haena County Park, Hanalei River Park, Anini Beach Park, Poipu Beach Park, Salt Pond Beach Park, and Polihale State Park. (TMKs: various)

OAHU

TELECOMMUNICATION FACILITY, WAIMANALO
RIDGE, Honolulu Cellular Telephone
Company/Department of Land and Natural
Resources

The proposal involves the construction of a 50-ft. high self-supporting tower to which will be attached several microwave dishes, radio antennas, and panel-type antennas. The subject site will be used as a microwave relay station connecting nearby cell sites with the Mobile Telecommunications Switching Office (MTSO) located at 1161 Kapiolani Boulevard in the Kakaako District of Honolulu. The use of microwave transmission will improve present use of cable being rented from Hawaiian Telephone Company. In addition to HCTC facilities, the applicant proposes to utilize this installation as a shared-use radio facility accommodating other communication users such as paging and mobile radio services.

The antennas will be located at various heights on the tower. The building space (465 square feet) required to house the equipment will be located within the existing building, which was constructed by Tel-Net Joint Venture. No grading will be required at the site. Minor brush clearing and excavation for tower foundation are the only ground alterations involved. As this facility will be unmanned, there will be no requirement for water and sewer services. Maintenance personnel will

visit the installation approximately once a month. The 495 square feet parcel for the tower will be completely fenced in for security reasons. (TMK: 3-9-9:01)

INTERIM PARKING FACILITY AT POHUKAINA SCHOOL, Hawaii Community Development Authority/OEQC

The Hawaii Community Development Authority (HCDA) proposes to construct an interim surface parking facility to alleviate parking problems caused by the Improvement District 2 (ID-2) Project. The ID-2 Project improvements include widening of streets; providing new sidewalks, curbs, gutters, driveways, and street pavement; installing new and improving existing drainage, sewerage, and water systems; and undergrounding and increasing the capacities of the overhead electrical, telephone, and cable television lines. The project will involve portions of the Ala Moana Boulevard, Auahi Street, Pohukaina Street, Cooke Street, and Coral Street.

The ID-2 Project will disrupt several of the streets within the vicinity of the Pohukaina School site during the 18-month construction period. A major impact of the ID-2 Project is the loss of on-street parking. The proposed parking facility will provide approximately 200 additional parking spaces and help alleviate additional parking problems caused by the roadway improvements in the affected area.

The proposed parking facility is located in the Kakaako District of Honolulu and will occupy the former Pohukaina School site identified as TMKs: 2-1-51:08 and 09. Ownership of the parcel is divided between the City and County of Honolulu (under the control of the Department of Education; TMK:2-1-51:08) and the State of Hawaii Department of Land and Natural Resources (TMK: 2-1-51:09). The City and County of Honolulu parcel contains 33,670 square feet, and the State of Hawaii parcel contains 115,000 square feet.

The cost of the demolition and installation of the temporary parking surface is estimated at \$120,000.

CABLE SHIP TERMINAL AND STORAGE FACILITY, SAND ISLAND, American Telephone and Telegraph Company/Department of Land and Natural Resources

AT&T or a designated developer proposes to develop a cable ship terminal facility for repair and storage of transoceanic submarine telecommunications cables. This action is required to accommodate new Pacific region high capacity digital fiber-optic submarine cable systems scheduled for installation beginning in 1988. When completed, the proposed Pacific region digital fiber optic cable network will link Hawaii directly with the continental U.S., Japan, Guam, New Zealand, Philippines, Korea, and Australia.

The terminal is planned to provide a dedicated berthing facility for the cable ship Charles L. Brown, now docked at Pier 2C on the east side of the Honolulu Harbor. Additionally, the facility will be used for storage of spare cable and accessories, and the periodic training of repair personnel. Pans used for storage of cable have been temporarily placed inside the Foreign Trade Zone 9, also located on the east side of the harbor, until completion of the proposed project.

The proposed Sand Island Cable Ship Terminal will be located on the northeastern corner of Sand Island, near the entrance to the Honolulu Harbor. The site of the proposed facility includes portions of vacant property currently owned by the State of Hawaii. The proposed site is under the jurisdiction of the Department of Land and Natural Resources, Parks Division (land within the State Park), and the Aquatics Division (land within the Anuenue Fisheries). Senate Concurrent Resolution No. 58, adopted on April 18, 1986 by the State Senate, with the concurrence of the House of Representatives, authorized the Department of Land and Natural Resources to dispose of the proposed project area, by way of lease and easement, for the specific purpose of constructing a cable ship facility. (TMKs: 1-5-41:3 and 6)

EXPANSION OF A MICROWAVE SYSTEM FACILITY,
MT. KAALA, Department of Budget and
Finance, Telecommunications Division/
Department of Land and Natural Resources

The Department of Budget and Finance plans to install a video microwave link between Oahu and Kauai. To accomplish this project, the existing State of Hawaii microwave relay system at the Mt. Kaala Air Force Station (AFS), Oahu, Hawaii, will be expanded to process video, in addition to voice, transmissions. In conjunction with this expansion, all other State of Hawaii owned communications equipment (i.e., State Oahu-Kauai voice microwave transmitters and receivers; Forestry Division, Civil Defense and Sheriff Office VHF radio repeaters and associated antennas) presently located within various military-owned buildings at Mt. Kaala AFS will be relocated to a new State of Hawaii-owned equipment building and the existing State of Hawaii antenna tower. Specifically Budget and Finance proposes to: (a) construct a two-story equipment building at Mt. Kaala AFS (TMKs: 6-7-03:23 and 7-7-01:01); and (b) install an additional video microwave receive-only antenna and connecting transmission line off the Kamaohanui Ridge in the Natural Area Reserve (NAR) (TMK: 6-7-03:25).

KYO-YA RESTAURANT AT WAIKIKI
REDEVELOPMENT, WAIKIKI, Kyo-Ya Company,
Ltd./Department of Land Utilization

Kyo-ya's present building has its limitations both in structural stability and accommodations. For these reasons, the applicant wishes to enlarge and revitalize the present location.

The present operation is conducted on a parcel of land with frontage on Kalakaua Avenue containing an area of 17,257 square feet identified as TMK; 2-6-6:1. The site is improved with a two-story principal structure containing a floor area of 6,220 square feet. In addition to the food service area, the structure contains a modest bar and kitchen facilities. Accessory structures and

land uses include refrigeration buildings, 19 paved off-street parking stalls with service loading space and a maintained oriental garden area. The maximum service capacity presently is limited to 148 dining and 33 bar patrons for a total capacity of 181 customers.

The restaurant redevelopment program will be done in the following sequence: (1) Demolish the old Fong Inn building; (2) build the new Kyo-ya restaurant facility; (3) demolish the existing Kyo-ya building upon completion of construction and occupancy of the new restaurant; and (4) complete construction of the parking facility. The planned restaurant as envisioned will contain approximately 24,580 square feet of floor area that will be well within the maximum permitted limits set by the LUO.

The redevelopment's design is being undertaken by the firm of Horiike and Associates. The structure's exterior design shall incorporate contemporary as well as traditional Japanese architectural features. The new structure will contain two-floor levels. The ground floor will have a bar service area, kitchen, catering kitchen, noodle shop, machinery room, manager's office, restrooms, a spacious entrance hall, and the principal dining room with western-style seating accommodations. The second floor will have an auxiliary kitchen, entrance hall, restrooms, banquet hall, and 8 smaller private tatami rooms enhanced by interior gardens with traditional Japanese-style on-floor seating accommodations. The new restaurant is planned for a maximum seating capacity of 355 patrons.

HAWAII

SUBDIVISION OF PARCEL, NORTH KONA,
Hualalai Ranch/County of Hawaii, Land Use
Commission

The proposed activity is the continuation of the operations by the Lessee during the more than 20 years since the inception of the lease. The purpose of

the subdivision is to segregate the residential portions, which will remain under the control of Mr. and Mrs. Anthony, from the ranching portions which will be under the control of corporation, Hualalai Ranch. The area of proposed use is 34.23 acres (TMK:7-2-02:1)

DEVELOPMENT OF A RESIDENTIAL HOUSING PROJECT (LALAMILO HOUSELOTS), SOUTH KOHALA, Kohala Development, Inc./Housing Finance and Development Corporation

Kohala Development, Inc. proposes to develop Unit II of the Lalamilo Houselots Subdivision located at Lalamilo, South Kohala. The property is identified by tax map key Third Division 6-6-06:1 and 6-6-01:54 and contains an area of 9.96 acres and 40 acres. Located approximately 3/4 mile west of the Waimea-Kawaihae Road-Kohala Mountain Road Intersection, the property lies makai (south) of the Waimea-Kawaihae Road adjacent to the existing Lalamilo Houselots Subdivision. The south boundary follows the centerline of Keanuio mano Stream and the west boundary is an unmarked property line. The project will be developed for 31 house lots ranging in size from 10,000 square feet to 41,000 square feet.

Thirty-one 3-bedroom, 2 baths, single-family detached dwellings will be built. Each unit will have an average of 1,160 square feet living area. All units are one-story in height and feature wood frame on concrete slab foundation, double walls, corrugated iron roof, and two-car carport.

The applicant is negotiating with the State of Hawaii to purchase the subject properties. Following acquisition, the applicant will develop and market the subdivision with purchasers taking title to the land in fee simple ownership. Houses will be sold at an average price of \$85,130 (1988). Improvement costs for site work and house construction are estimated at approximately \$2.639 million, which will be funded by the Housing Finance and Development Corporation. Construction of the project

shall commence in six to eight months.

EIS PREPARATION NOTICES

The following proposed actions have been determined to require an environmental impact statement. Anyone can be consulted in the preparation of the EIS by writing to the listed contacts. 30 days are allowed for requests to be a consulted party.

WAIKIKI LANDMARK, WAIKIKI, OAHU, S. Sukanto, Bel-Landmark, Inc./City and County of Honolulu Department of Land Utilization

The applicant is proposing to build a mixed residential/commercial development in Waikiki, in Honolulu, on the island of Oahu. The proposed development will include approximately 385 residential condominiums and 50,000 square feet of commercial space. The project site is bordered by Ala Wai Boulevard, Kalakaua Avenue, and McCully Street, and is located within the Waikiki Special Design District. The subject property is triangular in shape, and is sometimes referred to as the "Waikiki Triangle."

Construction on the project is expected to begin in Summer 1989, with completion targeted for Summer 1991. (TMKs: 2-6-14:parcels 39, 41, 43, 44, 49, 50, 52-56, and 59) The estimated project development cost is \$100-\$130 million.

Contact: Bennett Mark
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Deadline: October 24, 1988

LANIKAI FLOOD CONTROL PROJECT, KAILUA, OAHU, City and County of Honolulu Department of Public Works/OEQC, Department of Land Utilization, City and County of Honolulu

The proposed action is the construction

of drainage improvements in the community of Lanikai to relieve the flooding problems in the area. The drainage improvements proposed are in the southern portion of Lanikai, extending from the ocean to the Kaiwa Ridge line bordered by Onekea Drive on the west to a line just short of the Aalapapa and Mokulua Drive intersection on the east. The existing Lanikai drainage system is unable to handle the amounts of runoff produced by major storms which have caused extensive damage to the subdivision. These improvements include a new concrete-lined open channel, the extension of the pipe outlet and channel outlet into the ocean, replacement of the existing drainage system in the community, reconstruction of Mokulua Drive, and concrete-paved walkways in beach right-of-ways along Mokulua Drive.

The new concrete-lined channel would be constructed along the entire length of open ditch that runs parallel to Lanipo Drive. New culverts will be provided at the Mokulua Drive and Aalapapa Drive crossings. The pipe outlet near Aala Drive and the open channel will be extended from the existing seawall into the ocean in order to eliminate the sand blockage problem at the beach. Approximately 9,000 linear feet of drainage pipe would be constructed within the roadway to collect and transport the runoff for disposal. This new drainage system will eliminate deficiencies of the existing system. Mokulua Drive, the low point of the drainage area would be regraded to improve drainage. The concrete walkways in the beach right-of-ways would act as overflow swales that would help drain Mokulua Drive. All drainage structures would be sized to handle the runoff from major storms.

Contact: Melvin Takakura
Division of Engineering
Department of Public Works
650 South King Street, 15th flr
Honolulu, HI 96813

Deadline: October 24, 1988.

HANALEI RIVER MOUTH NAVIGATION
IMPROVEMENTS, KAUAI, Department of
Transportation, Harbors Division

The Harbors Division proposes to establish and maintain clear and safe navigation through the mouth of the Hanalei River to the point of the existing boat launching ramp facility. An oceanographic consultant will be engaged to study the sand shoaling problem at the river mouth and recommend a solution. The consultant will also assess environmental impacts of the proposed solution.

Contact: Mr. David K. Higa
Department of Transportation
Harbors Division
79 South Nimitz Highway
Honolulu, HI 96813

Deadline: October 24, 1988.

DRAFT ENVIRONMENTAL IMPACT STATEMENTS

EISs listed in this section are available for review at the following public depositories: Office of Environmental Quality Control; Legislative Reference Bureau; Municipal Reference and Records Center (Oahu EISs); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Wailuku and Lihue Regional Libraries. Statements are also available at State Branch Libraries that are in proximity to the site of a proposed action (indicated by project description).

Comments on the following EISs should be sent to: 1) the accepting authority; and 2) the proposing agency. Please note the deadline date for submitting written comments on the EIS.

KUKUIULA PLANNED COMMUNITY KUKUIULA,
KAUAI, HAWAII, Alexander & Baldwin
Properties, Inc. Honolulu, HI/County of
Kauai Planning Department

Previously published April 8, 1988.

Contact: Bruce Tsuchida
R. M. Towill Corporation
420 Waiakamilo Road, Suite 411
Honolulu, HI 96817

ANTENNA FACILITY BY THE NATIONAL RADIO
ASTRONOMY OBSERVATORY AT MAUNA KEA,
HAMAKUA, HAWAII, Institute of Astronomy,
University of Hawaii/OEQC

This EIS is also available at Hanapepe,
Kapaa, Koloa Community-School, and Waimea
libraries.

Deadline: October 24, 1988.

HAWAII COMMODITIES IRRADIATION FACILITY,
HILO, HAWAII, Dept. of Business and
Economic Development/OEQC

The Preparation Notice was published
March 23, 1988 and first Draft EIS notice
was published August 23, 1988.

Contacts: Roy Sakamoto or Pat Matsueda
Office of Environmental Quality
Control
465 S. King Street, Rm 104
Honolulu, HI 96813

Mr. James W. Frolich
Senior Project Manager
WESTEC Services, Inc.
1221 State Street, Suite 200
Santa Barbara, CA 93101

This EIS is also available for review at
the Hilo Public Library, Pahoa P & S
Library, Kailua-Kona Library, Keaau
Library, and Mountain View
Community-School Library.

Deadline has been extended to October 17,
1988.

FINAL ENVIRONMENTAL IMPACT STATEMENTS

The following EISs have been submitted
for acceptance and contain comments and
responses made during the review and
response period.

FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT
STATEMENT: AMENDMENT TO THE MAUNA KEA
SCIENCE RESERVE COMPLEX DEVELOPMENT PLAN
FOR A VERY LONG BASELINE ARRAY (VLBA)

The National Radio Astronomy Observatory
(NRAO), operated by Associated
Universities, Inc., constructs and
operates facilities for research in radio
astronomy under contract with National
Science Foundation. NRAO is building a
major new instrument, the Very Long
Baseline Array (VLBA). The VLBA is an
aperture-synthesis radio telescope
consisting of ten remotely operated
antennas, sited across the country from
the U.S. Virgin Islands in the east to
Hawaii in the west. All ten antennas are
located on U.S. territory; the Operations
Center for the array is in Socorro, New
Mexico. Construction of this array has
been given top national priority by NSF.
NRAO is negotiating with the University
of Hawaii, Institute for Astronomy, for
an antenna site within the Mauna Kea
Science Reserve.

The site selected for the Hawaii antenna
is between 12,200- and 12,400-ft.
elevations of Mauna Kea, about 2,600 ft.
northeast of the Mauna Kea Observatory
(MKO) Access Road, TMK 4-4-15:09, in the
Resource Subzone of the State
Conservation District. An area of
approx. 2 acres will be delineated for
the use. NRAO intends to obtain a
sublease for the property from UH and the
Department of Land and Natural Resources.

About one acre of the site will be
enclosed by a seven-ft.-high chain link
fence. The VLBA antenna, a control
building, an emergency generator, a
propane fuel tank, a tower with weather
instruments and miscellaneous concrete
pads for equipment will be constructed
within the fenced area. The antenna will
be a wheel and track, elevation over
azimuth configuration with an
82-ft.-diameter solid surface reflector,
carried by a wheel and track mounting to
permit pointing in any direction. It
will rest on a circular concrete
50-ft-diameter ring. When the antenna is
aimed at the horizon, the top edge of the
antenna will be at its maximum height of

about 95 ft. above the ground. The antenna must be painted white to minimize thermally induced distortions.

A 20-ft. wide, 2,600-ft. long, compacted gravel access road will be constructed from the MKO Access Road to the site. A sign identifying the VLBA facility will be placed at the entrance to the access road. Signs will also be posted along the road warning that off-road vehicle use is prohibited. UH, in coordination with DLNR, will also post signs identifying the "no-hunting" zone.

The site will require potable water, sewer, telephone and electric services. Domestic water will be trucked up from Hilo and stored in a 2,000-gallon buried tank, located just outside of the fenced area. The sanitary facilities will consist of an approved cesspool which will also be located outside of the fenced area.

The telephone and electric services will be underground from an existing pull box beside the MKO Access Road. The service will parallel the road to the site. A standby generator will be installed to keep critical equipment cold and to store the antenna in a safe position during commercial power interruptions.

Construction of the VLBA facility on Mauna Kea is scheduled to begin in June 1989 and is expected to require a maximum of 18 months. Phase One of the construction period, which includes grading, road building, installation of the power and telephone lines, construction of the antenna foundation and control building and erection of the fence, will be done by local contractors. The estimated cost of this work is \$1.3 million.

Phase Two will involve fabrication and assembly of the antenna, which will be shipped to Hawaii in pieces and assembled on site, by the same contractor who is building the other nine antennas in the VLBA. Installation of the electronics and control systems will be done by NRAO technicians.

The antenna does not transmit or radiate any radio frequency energy. The facility is for basic research in astronomy and has no military applications. The VLBA will be much less sensitive to low levels of radio-frequency interference (RFI) than any other radio telescope in the world; however, it would be sensitive to high levels of RFI (from a nearby high-power transmitter) that could overload or damage a receiver. The selected antenna site shields from RFI interference in most directions.

The antenna is scheduled to be fully operational by early 1991. It will be remotely operated 24 hours a day. A staff of two to four technicians, who will perform maintenance and other routine duties, will be hired locally. These people will work a regular 40-hour week. Accommodations will not be required at the Onizuka Center for International Astronomy at Hale Pohaku for NRAO staff.

In the event the antenna facility is permanently closed or abandoned, the buildings and above-ground structures would be removed and the area in use returned to its natural condition by NRAO.

This EIS is also available for review at the Honokaa Library, Kailua-Kona Library, Keaau Community-School Library, Mountain View Community-School Library, Thelma Parker Memorial Library, and Waimea Area Library.

Status: Currently being processed by the Office of Environmental Quality Control.

KAPOLEI TOWN CENTER, EWA, OAHU, The Estates of James Campbell/City and County of Honolulu Dept. of General Planning

Previously published June 8, 1988.

This EIS is also available for review at the Ewa Beach Community Library, Waianae Library, and Waipahu Library.

Status: Currently being processed by the

City and County of Honolulu Dept. of
General Planning.

SUPPLEMENTAL ENVIRONMENTAL IMPACT
STATEMENT WAIMANALO AGRICULTURAL PARK,
PHASE II, WAIMANALO, OAHU, Dept. of Land
and Natural Resources, Division of Water
and Land Development

Previously published August 23, 1987.

This EIS is also available at
Waimanalo Community School Library.

Status: Accepted by Governor John Waihee
on September 12, 1988.

PROPOSED TRANSPORTATION CENTER AND CITY
HALL ANNEX OFFICE COMPLEX, HONOLULU, City
& County of Honolulu Building Dept./City
& County of Honolulu Dept. of Land
Utilization

Previously published August 23, 1988.

Status: Currently being processed by the
City & County of Honolulu Dept. of Land
Utilization.

MAINTENANCE FACILITIES IMPROVEMENTS,
HONOULIULI WASTEWATER TREATMENT PLANT,
HONOULIULI, EWA, OAHU, City & County of
Honolulu Dept. of Public Works

Previously published March 23, 1988.

This EIS is also available for review at
the Ewa Community School and Waipahu
libraries.

Status: Accepted by the City and County
of Honolulu Department Public Works.

NOTEWORTHY

NEWS FROM THE EPA

Rule finalized for Premanufacture Notification Fees

The EPA Administrator signed a final rule requiring fees from manufacturers, importers, and processors who are seeking Agency review of premanufacture notices (PMNs) for new chemicals, exemption applications and significant new-use notices submitted under Section 5 of the Toxic Substances Control Act (TSCA). The rule will be published in the Federal Register within two weeks. Contact: TSCA Assistance Information Service (202) 554-1404.

Chemical Fact Sheets

EPA has distributed about 180 fact sheets prepared by the State of New Jersey on chemicals which must be reported under Section 313 of Title III (annual toxic chemical release reports). EPA and New Jersey have committed to developing fact sheets on the remaining Section 313 chemicals by December 31, 1988. Each fact sheet contains a 2- to 5-page summary of relevant information on each chemical and was developed primarily for individuals working with chemicals, and also offers relevant and important information for general use. To obtain copies of the fact sheets, call the TSCA Infor-

mation Assistance Service (202) 554-1404.

Lead in Drinking Water

Safe Drinking Water Hotline's correct number: 1-800-426-4791 or (202) 382-5533 in the Washington metropolitan area.

ENERGY IMPACTS

Draft Environmental Impact Statements should comply with the requirements found in State laws for evaluating any energy impacts that the project will have. The mandate for such an evaluation is found in Chapter 344, HRS ("State Environmental Policy") and Chapter 226, HRS ("Hawaii State Planning Act"). In particular, Chapter 226-18(a)(2) and (c)(3); 226-52(a)(2) and (b)(2)(D); and 226-103(f)(1) and (2) should be noted.

ENVIRONMENTAL COUNCIL MEETINGS

The Environmental Council is currently updating its list of individuals, organizations, and agencies that receive notices of its meetings. All those wishing to be kept on or added to the list are asked to submit their names and addresses to: Environmental Council, 465 S. King Street, Room 104, Honolulu, HI 96813.